

## TEWKSBURY ZONING BYLAW SUBCOMMITTEE

September 29, 2014

### **Call The Meeting to Order**

David Plunkett called the meeting to order at 8:10 P.M. at the new Town Hall Auditorium. Present at the meeting were Robert Fowler, Nancy Reed, Community Development Director Steven Sadwick and Recording Secretary Dawn Cathcart. Also in attendance were Planning Board member Vincent Fratalia.

### **Approval of Minutes – May 12, 2014 and June 2, 2014**

**MOTION** - Mrs. Reed made a motion to approve the Zoning Bylaw Subcommittee minutes of May 12, 2014 and June 2, 2014 as submitted. The motion was seconded by Mr. Fowler and unanimously voted 3-0.

#### **(1) Woburn Street Corridor Study**

Mr. Sadwick stated that the original map that was used to review this area looked at the different uses. There is Cruppi's site that was permitted for Heavy Industrial/Commercial condos and the Highway Overlay District extended to this site. There are also some small lots along Woburn Street that could be combined and become a potential for a commercial overlay district. There are also small lots along Highland Ave, Greenwood Ave and Forest Ave that could be changed to R40. Mr. Sadwick stated that there was also previous discussion of changing 515 Woburn Street and as well as the Research Park to Office/Research.

Mr. Plunkett stated that we need to also look at the 1,300' setback from residential for the adult entertainment zone.

Mrs. Reed stated that she does not want to mix Heavy Industrial and R40 uses but it is difficult to define the line. Perhaps we could look at a transitional zone and she agreed we need to look at the radius for the adult entertainment. Mr. Fowler stated that we should be looking at what current use is on each parcel.

#### **(2) Design Guidelines**

Mrs. Reed stated that she is concerned that we have no design guidelines for existing sites and if they do changes that do not trigger a Special Permit, how can we require design standards. An example of this is John Ryan's Pub and Al Fresca's both have red neon lights around the buildings.

Mr. Fowler asked if we having anything written down on what design guidelines we want. Mr. Sadwick replied no. Mr. Sadwick stated that we could look at the general bylaw and investigate property standards. This would bring up a question of enforcement.

Mrs. Reed stated that we need to come up with a mechanism to set the bar on standards. Mr. Plunkett stated that the Board of Selectmen has established a beautification committee.

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Mr. Sadwick stated that he will ask the question on the Planners' list serve and will also speak with the new Town Counsel.

**Adjournment**

**MOTION** - Mrs. Reed made a motion to adjourn at 8:55 PM. The motion was seconded by Mr. Fowler and unanimously voted 3-0.

*Approved on: 10/28/14*

*NO Documents provided to Committee Members.*